IN RE: PETITIONS FOR SPECIAL EXCEPTION \* BEFORE THE AND ZONING VARIANCE - S/S Corner Honeygo Boulevard, W/S of \* DEPUTY ZONING COMMISSIONER Sandpiper Circle (Whitemarsh Professional No.1) \* OF BALTIMORE COUNTY 14th Election District \* Case No. 89-529-XA 5th Councilmanic District Honeygo Ltd. Part. I, et al \*

Petitioners

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception to construct an outdoor advertising sign consisting 67 sq.ft. total on the subject property, which is located in an M.L. zchr, and variances to permit an outdoor advertising sign to be located within 100 feet of an intersection involving a dual highway (or a 30-foot setback from the right-of-way); an outdoor advertising sign to be located within 100 feet of the right-of-way of a dual highway (or a 30-foot setback from the right-of-way), and an outdoor advertising sign to be located 30 feet from the street right-ofway line in lieu of the required 50 feet, all as more particularly described on Petitioner's Exhibit 1.

The Petitioners, by Richard R. Jones, Vice President, Nottingham Froperties, Inc., General Partner, appeared, testified and was represented by Keith R. Truffer, Esquire. Also appearing on behalf of the Petition was Lauren Brown, Marketing Representative with Nottingham Properties, Inc. There were no Protestaats.

Testimony indicated that the subject property, located at the corner of Honeygo Boulevard and Sandpiper Circle, consists of 2.12 acres more or less zoned M.L. and is the location of the Whitemarsh Professional No. 1 office building. Petit.oner is the developer of the White Marsh Health Center, a multi-specialty medical office building located on Sand-

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 2/26 day of July, 1989 that the Petition for Spe-

> and be granted same upon receipt of this Order; howevor, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its

> 2) Petitioners shall landscape the sign area in a manner deemed appropriate by the Baltimore County Landscape Planner. A landscaping plan shall be submitted for approval by the Baltimore County Landscape Planner within sixty (60) days of the date of this Order. A copy of the approved plan shall be submitted to the Zoning Commissioner's Office for inclusion in

> > ANN M. NASTAROWICZ

Boulevard and Sandpiper Circle. Testimony indicated the proposed sign is necessary as said property is obscured from view from Honeygo Boulevard by the White Marsh Professional Center office building. Petitioners propose erecting an outdoor advertising sign of approximately 8' x 4'2" with the words "White Marsh Health Center" and a directional arrow to identify the location of the subject building. Testimony indicated that due to the similarity in names between the White Marsh Professional Center and the White Marsh Health Center, patrons of the Health Center have had difficulty locating that facility. Further testimony indicated that the lack of proper identification has created confusion as to the tenants in each building and that Care First and other medical providers have been reluctant to lease space. Testimony emphasized the importance of the Health Center to the community as providing an essential service to the White Marsh Town Center. The Health Center tenants include at this time the Franklin Square Health Center, the Hellex Health Center, various medical physicians, physical therapists, and dentists. Testimony indicated that attempts are being made by Franklin Square Hospital Center to locate a prescription service on the premises to assist the providers and residents of the area. However, due to the lack of visibility and identific ion of the subject property, their efforts to date have been frustrated. Testimony presented indicated the granting of the sign variance would be a benefit to the community and would not result in any negative impact on surrounding uses. Mr. Jones testified the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) would be met if the special exception were granted.

- 2-

July 21, 1989

Enclosed please find a copy of the decision rendered in the

In the event any party finds the decision rendered is unfavor-

Very truly yours,

ANN M. NASTAROWICZ

for Baltimore County

G- Mroskowing

Deputy Zoning Commissioner

above-captioned matter. The Petitions for Special Exceptic and Zoning

able, any party may file an appeal to the County Board of Appeals within

thirty (30) days of the date of this Order. For further information on

filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Dennis F. Rasmussen

Baltimore County

(301) 887-3353

J. Robert Haines

Zoning Commissioner

Office of Planning & Zoning

Keith R. Truffer, Esquire

Towson, Maryland 21204

Case No. 89-529-XA

Dear Mr. Truffer:

AMN:bjs

cc: People's Counsel

File

102 W. Pennsylvania Avenue, Suite 600

(Whitemarsh Professional No. 1)

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE

S/S Corner Honeygo Boulevard and W/S Sandpiper Circle

Variance have been granted in accordance with the attached Order.

14th Election District - 6th Councilmanic District

Honeygo Ltd. Partnership I, et al - Petitioners

Towson, Maryland 21204

piper Circle, approximately 500 feet from the intersection of Honeygo

Petitioners (testified the need for the sign at the proposed location) tion is due to existing landscaping and the need for visibility of the sign from the dual highway. Locating the sign in strict compliance with the B.C.L.R. would be of no value to the Health Center. Photographs ourmitted as Petitioner's Exhibits 2 through 4 evidenced the location proposed for the sign would be appropriate and aesthetically pleasing without interfering with traffic visibility. The property is currently langscaped; however, the Petitioner shall be required to provide any additional landscaping in the sign area as may be required by the Paltimore County Landscaping Planner.

It is clear that Community P.C.Z.R. permits the use proposed in the M.L. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in

The day in the control of the angle of the a of other party to the transmission of the property of the prop items with the operations distant of the receiver.

. After reviewing all of the teneuming and consuming and conservation of the few appears that the special expension to address matter with section of tions as hore tally schorifed to, we

A Comment

. An area werlings hay to arounted whose other to account to be a company of the remind regulations while data tradical difficulty to the letter error this property. Moteur v. Schey, 270 Md. 205 (1975). The productions difficulty for an erea variance, the Petitloher much root the incoming

> (i) whether strict compliance with requirement would inreasonably prevent the use of the property for a permitted purpose or render conformance announcemently

(B) whether the grant would do substantial insulting to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial rollef; and

3) whether relief can be granted in such fashlen. that the spirit of the ordinance will be observed and public dafety and welfare decured.

Anderson v. Bd. of Appeals, Town of Thesapeake Beach, 22 Md. App. 35

It is clear from the testimony that it the variance is stanted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safe-ि ध्री Ty, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitious held, and for the reasons given above, the Petitions for Special Exception and Zoning Variance should be granted.

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: \$\sigma\_{\text{\tinx}\text{\tinx}\text{\text{\text{\text{\tinx}\text{\text{\text{\text{\text{\tinx}\text{\texi{\text{\text{\text{\text{\text{\tinx}\text{\text{\text{\text{\tinx}\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\tikitext{\texi}\text{\text{\text{\text{\text{\text{\text{\text{\texi}\text{\text{\text{\text{\text{\texi}\text{\text{\texiclex{\text{\texi}\til\text{\texit{\texi}\text{\text{\texi}\text{\texi}\text{\texitit The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for construction of an outdoor advertising sign, as defined in BCCR 101, in an M.L. zone, pursuant to BCCR 413.3. The proposed sign is two sided, internally illuminated with a total

area of 67 square feet.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions with of Bultimore County adopted pursuant to the Zoning Law for Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I we are the legal owner(s) of the property which is the subject of this Petition. 1000

Contract Purchaser: Legal Owner(s): (Type or Print Name) Type or Prin Name) Signature Richard Jones, VP.
Nottingham Properties, Inc., General WHITE MARSH HEALTH CELTER LTD. PARTNER. City and State Nottingham Properties, Inc., -Attorney for Petitioner: Sandpiper Itd. Partnership General Partner Keith R. Truffer, Esq. (Type or Print Name) Address 100 M. Pennsylvania Ave., 12 Towson, Maryland 21204 102 W. Pennsylvania Avenue Suite 600 Name and telephone number of legal owner, contract purchaser or representative to be contacted Towson, Maryland 21204 City and State

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_\_, 19\_7, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Zoning Commissioner of Baltimore County

Z.C.O.-No. 1

Attorney's Telephone No.: (301) 823-1800

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section \_\_See\_Attached\_Sheet ------

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Without the requested Variance(s), the Petitioner will suffer practical difficulty in identifying the White Marsh Health Center, which is obstructed from view by the White Marsh Professional Center which fronts on Honeygo Boulevard.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance adver-

Baltimore County adopted pursuant to the Zoni	ariance advertising, posting, etc., upon filing of this und by the zoning regulations and restrictions of ng Law For Baltimore County.
•	I We do solemnly declare and affirm, under the penalties of perjury, that I we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser:	Legal Owner(s):
***********	HONEYGO LTD. PARTNERSHIP I
(Type or Print Name)	(Tipe or Print Name)
Signature	Signature Pinhawi S. Jan
Address	Nottingham Properties, Inc., General
	WILLE MARSY HEALTH CENTER LTD. PARTHER.
y and state	Signature Richard Re-Jones V
Attorney for Petitioner:	Nottingham Properties, Inc., Sandpiper Ltd. Partnership, General
Keith R. Truffer, Esq.	rarcher
(Type or Print Name)	Address
	100 W. Pennsylvania Ave
Signature 102 W. Pennsylvania Avenue	Towson Haryland 21204 City and State
Address	Name, address and phone number of legal owner, con-
Towson, Maryland 21204	tract purchaser or representative to be contacted
City and State	Name
stiorney's Telephone No.: 1304/ 323-1800	
Opinibrity to the	Address Phone No.
ORDERED By The Zoning Commissioner of E	Partimore County, this
quired u, the Zoning Law of Paltimore County, it Baltimore County, that property be posted, and omnissioner of Baltimore County	subject matter of this petition be advertised, as n two newspapers of general circulation through-that the public hearing be had before the Zinna.
// 621 6	10
Дм.	A Polar Heise
	1. Replant Store as

Zening Commissioner of Baltimore County.

\_Sui

cial Exception to construct an outdoor advertising sign consisting of 67 sq.ft. total on the subject property, which is located in an M.L. zone, and the Petition for Zoning Variance to permit an outdoor advertising sign to be located within 100 feet of an intersection involving a dual highway (or a 30-foot setback from the right-of-way); an outdoor advertising sign to be located within 100 feet of the right-of-way of a dual highway (or a 30-foot setback from the right-of-way), and an outdoor advertising sign to be located 30 feet from the street right-ofway line in lieu of the required 50 feet, all in accordance with Petitioner's Exhibit 1, be and are hereby CRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted: 1) The Petitioners may apply for their sign permit

original condition.

the case file.

- 5-

Deputy Zoning Commissioner for Baltimore County

## PETITION FOR ZONING VARIANCE

In connection with the attached Request for Special Exception:

(A) Variance is requested to Section 413.3d to permit an outdoor advertising sign to be located within 100 feet of an intersection involving a dual highway (30 feet setback from right-of-way to sign).

(B) Variance is requested to Section 413.3b to permit an outdoor advertising sign to be located within 100 feat of the right-of-way of a dual highway (30 feet setback from right-of-way to sign).

(C) Variance is requested to Section 413.3c to permit an outdoor advertising sign to be located 30 feet from the street right-of-way line in lieu of the required 50 feet. (Section 255.1.)

> CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 89-529-XH

	<del></del>	
District 147 Th	Date of Posting 6/11/89	
Posted for: Special FXC	option + Vorione	
Posted for: Special Exception & Various.  Petitioner: White Marsh Hookh Utr, Limited Palaship		
Location of property: Lorner 4	Horago Blod & Son por winds	
***************************************		
Location of Signs: fac 1744 1	y Jourse tion of flowing a Konger	
0/2/20x1 15' Fm 7	nod way, and populy of letilion	
Remarks:		
Posted by Males	Date of return: 4 / 16/89	
Number of Signs:		

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a

public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, kteryland 21204

Petitions for Special Excep-

ton and Zoning Variance
Case number: 89-529-XA
Corner of S/S of Honeygo
Blvd. & W/S of Sandpiper

PROFESSIONAL) 14th Election District

CARCHE | CAR

Petitioner(s): White Marsh Health Center

Limited Pertnership is nering Date: Thursday, June 29, 1989 at 2:00 p.m.

Special Exception: For construction of an outdoor advertising sign to a M.L. zone. The proposed sign is two-sided, internally illuminated with a total area of 67 sq. ft. Variance: to permit an outdoor advertising sign to be tocated within 100 ft. of an income an importance a citar biotherical and the biotherical articles.

be tocated within 100 ft. of an in-tersection involving a dual high-way (30 ft setback from right-of-way to sign); and to permit an outdoor advertising sign to be lo-cated within 100 ft. of the right-of-way of a dual highway (30 ft. setback from right-of-way to sign), and to permit an culdoor advertising sign to be located 30 ft. from the street right-of-way line in lieu of the required 50 ft.

in less of the required 50 ft.

In the event that this Petition is granted, a building permit may be assed within the thirty (30) day appeal penod. The Zoning Commissioner will, however, entertain any request for a stay of the in-

any request for a say or any request for a say permit during this period fire good cause shown. Such request must be in among and received in this office by the

date of the hearing set above or presented at the hearing.

· 6 104.80

CERTIFICATE OF PUBLICATION

TOWSON, MD., \_\_\_ THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_ successive weeks, the first publication appearing on \_\_\_\_\_\_\_, 19 59.

THE JEFFERSONIAN,

5. Zeile Orlon-· 1 Req. 130925 - 1 Case # 59-529-XA

ENGINEERS PO BOX 6828, TOWSON, MARYLAND 21204

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.

Description to Accompany Zoning Petition for Variance in an Existing ML Zone

March 8, 1989

Beginning for the same at a point being measured South 29 degrees 21 minutes 30 seconds West 166.14 feet from the centerline intersection of Honeygo Boulevard and Sandpiper Circle, said point of beginning a 30 being on the northwest side of Sandpiper Circle, (variable width), at the fillet leading from Hor. ygo Boulevard at the point designated 20 and shown on a plat entitled, "Revised Plat of White Marsh Business Community, Section D, Lot 1A ", dated November 30, 1984, recorded among the Plat Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. 52 folio 72, running thence leaving said place of beginning, binding on the northwest side of said Sandpiper Circle, the three following courses, viz:

1) South 17 degres 38 minutes 01 seconds West 186.38 feet, 2) South 18 degrees 15 minutes 00 seconds West 62.16 feet and 3) southwesterly by a curve to the right having a radius of 970.00 feet for a distance of 43.85 feet, said curve being subtended by a chord bearing south 19 degrees 32 minutes 43 seconds West 43.35 feet, to a point designated 9 and shown on said Plat, running thence leaving the nortwest side of said Sandpiper Circle, binding on the outline of Lot 1A snown on said Plat, the seven following courses, VII:

4) North 71 degrees 45 minutes 00 seconds West 252.08 feet, 5) North 18 degrees 15 minutes 00 seconds East 166.92 feet, 6) North 63 degrees 15 minutes 00 seconds East 33.00 feet, 7) North 26 degrees 45 minutes 00 seconds West 70.00 feet, 3) North 33 degrees 15 minutes 00 seconds East 40.00 feet,

9) North 25 degrees 45 minutes 00 seconds West 30.00 feet and 10) North 18 degrees 15 minutes 00 seconds East 100.02 feet to intersect the southwest side of Honeygo Boulevard, (variable width), at a point designated 15 and shown on said Plat, running thence binding on the southwest side of said Honeygo Boulevard, the three following courses, viz:

11) southeasterly by a curve to the right having a radius of 337.00 feet for a distance of 36.36 feet, said curve being subtended by a chord pearing South 62 degrees 51 minutes 04 seconds East 36.35 feet, 12) southeasterly by a curve to the left having a radius of 213.00 feet for a distance of 44.57 feet, said curve being subtended by a chord bearing South 65 degrees 45 minutes 17.5 seconds East 44.49 feet

13) South 71 degrees 45 minutes 00 seconds East 123.04 feet, to the nerein above mentioned fillet leading to said Sandpiper Circle, running thence binding on said fillet,

14) southeasterly by a curve to the right having a radius of 90.00 feet for a distance of 117.10 feet, said curve being subtended chord bearing South 19 degrees 38 minutes 27 seconds East 10.00 feet.

Containing 2.213 Acres more or less.

Corner S/S of Honeygo Blvd. & :

(Whitemarsh Professional) lith :

Election Dist.; 6th Councilmanic

PARTNERSHIP, et al, Petitioners

W/S of Sandpiper Circle

to the place of beginning.

This Description is intended for Zoning Purpos a Only and hop for the conveyance of Land.

FROM THE CHER E LA GEORGE WILLIAM STEPHENS JR. & ASSOCIATES INC. **EMANTE** FO BOX GAZE TORNIN MARITAND 2124

Description to Accompany Coming Petition for Variance in an Existing ML Ione

March 3, 1989

Beginning for the same at a point being measured South 39 degrees 02 minutes 12 seconds West 174.73 feet from the centerline intersection of Honeygo Boulevard and Sandpiper Circle, said place of beginning also being measured North 72 degrees 21 minutes 59 seconds West 30.00 from a point designated 20 snown on a plat entitled, "Revised Plat of White Marsh Business Community, Section D. Lot 1A ", dated November 30, 1984, recorded among the Plat Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. 52 folio 72, running thence leaving said place of

beginning, 1) North 72 degrees 21 minutes 59 seconds West 46.00 feet to intersect the eastern sid of the existing 10 foot wide utility easement, snown on Baltimore County, Department of Public works, Bureau of Land Acquisition Drawing RW 83-236-1, running thence binding on the eastern side of said easement,

2) North 15 degrees 23 minutes 31 seconds East 56.32 feet, running thence leaving the eastern side of said easement for the two following courses. V1I:

3) South 7: degrees 45 minutes 00 seconds East 7.57 feet and 4) southeasterly by a curve to the right having a radius of 60.00 feet for a distance of 74.85 feet, said curve being subtended by a chard bearing South 17 degrees 57 minutes 40 seconds East 69.85 feet to the place of beginning.

Containing 0.047 Acres more or less.

This Description is intended for Zoning Purposes Only and not for the conveyance of Land.

Baltinage County Zoning Commissioner Office of Planning & Forme Towson, Maryland 21201 (301) 887,3333

J. Robert Hames Zoning Commissioner

6.9.89

Donnel Barmacen

Moneygo Limited Fastress is 1 100 L. Pernsylvania Avenue Towson, Maryland 19204

ATTNE Fighard R. Jones

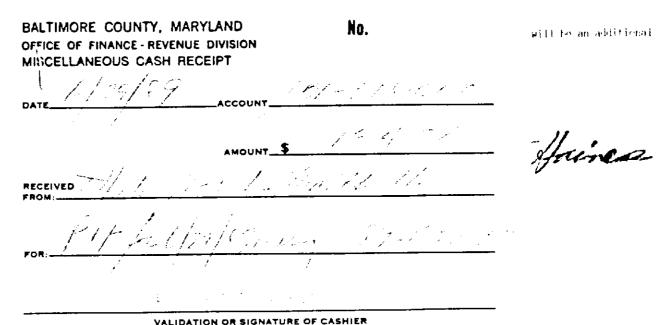
Re: Petitions for Special Exception and Isning Lariance CASE NUMBER: 89-529-XA Corner of 5/8 of Homeygo Blvd. \$ 2/8 of Sandplper Circle (LHITEMARSH PROFESSIONAL) 14th Election Sistrict - 5th Councilmanic Petitioner(s): White Marsh Healt Center Limited Parthership

HEARING SCHEDULED: THURSDAY, JUNE 29, 1989 at 2:00 p.m. Iwar Fetitioner(s):

Floase to advised that \$ 134.80 Is the for advertising and perfora to the above referenced property. All fees must be paid prior to the bearing. In his remove the sign and part set(s) from the time it is posted by this office unit! the day of the bearing.

THIS FEE MOST BE PAID AND THE 76 NEWS SIGN & POST SET(S) PETCENED ON THE LAY OF THE HEARING OR THE CREER SHALL NOT BE ISSUED.

Tlease make your check payable to Ballimore County, Maryland and bring it along with the sign and much entire to the Toning diffice County diffice Building Pres 111 Towers, Maryland 212.1 tiffteen



May 19, 1989

NOTICE OF HEARING

Dennis F. Rasmussen

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Exception and Zoning Variance CASE NUMBER: 89-529-XA Corner of 5/5 of Honeygo Blvd. & W/S of Sandpiper Circle (WHITEMARSH PROFESSIONAL) 14th Election District - 6th Councilma 'c Petitioner(s): White Marsh Healt Center Limited Partnership HEARING SCHEDULED: THURSDAY, JUNE 29, 1989 at 2:00 p.m.

Special Exception: For construction of an outdoor advertising sign in a M.L. zone. The proposed sign is two-sided, internally illuminated with a total area of 67 sq. ft. Variance: to permit an outdoor advertising sign to be located within 100 ft. of an intersection involving a dual highway (30 ft. setback from right-of-way to sign); and to permit an outdoor advertising sign to be located within 100 ft. of the right-of-way of a dual highway (30 ft. setback from right-ofway to sign); and to permit an outdoor advertising sign to be located 30 ft. from the street right-of-way line in lieu of the required 50 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing. Pl & Maire

J. ROBERT HAINES Zoning Commissioner of Baltimore County

cc: Richard R. Jones Keith R. Truffer, Esq. File

ML NE76 66ALG 1"=200

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines Zoning Commissioner

WHITE MARSH HEALTH CENTER LTD. : Case No. 89-529-XA ; ; ; ; ; ; ;

ENTRY OF APPEARANCE

Please enter the appearance of the People's Councel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

People's Counsel for Baltimore County Peter Max Zimmerman Deputy People's Counsel

Room 304, County Office Building

OF BALTIMORE COUNTY

Towson, Maryland 21204 887-2188 I HEREBY CERTIFY that on this 23rd day of May, 1989, a copy of the foregoing Entry of Appearance was mailed to Keith R. Truffer, Esquire, 102 W. Pennsylvania Ave., Suite 600, Towson, MD 21204, Attorney for Petitioners.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filin, his

26 th day of \_\_\_\_\_\_ April \_\_\_\_, 19 89.

Honeygo Ltd Partnership Received by: Chairman, Zoning Plans Advisory Committee Petitioner's Keith R. Truffer

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 8, 1989

Keith R. Truffer, Esquire 102 W. Pennsylvania Avenue Suite 600

Towson, MD 21204

COUNTY OFFICE BLOG. 111 W. Chesapeake Ave. Towson, Maryland 21204

HEMBERS

Department of

Bureau of Fire Prevention

Health Department

Project Planning

Industrial

Building Department

Board of Education

Zoning Administration

Traffic Engineering

State Roads Commission

Burrau of Engineering

RE: Item No. 424, Case No. 89-529-XA Petitioner: Honeygo Ltd Partnership, et al Petition for Zoning Variance and Special Exception

Dear Mr. Truffer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRIT" "I COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

Chames & Deputyo JAMES E. DYER Zoning Plans Advisory Committee

Enclosures

cc: Nottingham Properties, Inc., Sandpiper Ltd Partnership 100 W. Pennsylvania Avenue Towson, MD 21204

Baltimore County Department of Public Works
Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 (301) 887-3554

Mr. J. Robert Haines

Zoning Commissioner

County Office Euiliing Towson, MD 21204

April 25, 1989

Dennis F. Rasmussen

Dear Mr. Haines

The Bureau of Traffic Engineering has no comments for items number 424, 425, 426, 427, 428, 429, 430, 431, 52, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, and 448.

Very truly yours,

Michael S. Flanigan Traffic Engineer Assoc. II

MSF/lab

ZONNYS CHATCE

Baltimore County Fire Department 80 York Read Towson, Maryland 21204 2186 (301) 887-4300 Bull H. Rancke

J. Pobert Haines Zoning Commissioner Office of Flanning and Toning Baltimore County Office Puilding Towson, MD 21204



RE: Property Owner: White Marsh Health Center Ltd. Fartrership Honeygo Ltd. Partnership I

Location: Corner of S/S of Eoneygo Blvd. & W/S of Sandpiper

Item No.: 424 Zoning Agenda: April 25, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Prevention Bureau has no comments at this time.

Special Inspection Division

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 17, 1989 FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting for April 25, 1989

The Developers Engineering Division has reviewed the zoning items for the subject meeting and we have no comments for Items 424, 425, 427, 428, 429, 430, 431, 432, 435, 437, 439, 440, 441, 442, 443, 444, 445, 447, and 448. Comments are attached for Items 426, 434, 436, 438 and

ROBERT W. BOWLING, P.E., Chief Developers Engineering Division

RWB:s Encls.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

DATE: June 22, 1989

TO: J. Robert Haines Zoning Commissioner

FROM: Pat Keller. Deputy Director Office of Planning and Zoning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case No. 89-529-XA Item No. 424

Re: Honeygo Limited Partnership, et al

Petitioner requests a special exception for an outdoor advertising sign. 67 square feet in area and variances to allow for the placement of the sing. In reference to this request, staff offers the following comments:

This office has no objection to the proposed sign. \*\* would be helpful to motorists in this network of circular roads.

A landscape plan must be provided for the area shown as "sign area" on the site plan.

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PETITIONER(S) SIGN-IN SHEET PLEASE PRINT CLEARLY

102 W PLUME AVE. TOWERS MYS WESTER R. TRUFFER 100 W. Perver, Aug Town mg RICHARD R. JONES LAUREN BROW - Hukety kep.

KRT/cjc 04/10/89

Petition of White Marsh Health \* BFFORE THE Center Limited Partnership for \* ZONING COMMISSIONER Special Exception and Variance \* OF BALTIMORE COUNTY for White Marsh Health Center \* Case No.

## MEMORANDUM IN SUPPORT OF PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE

\* \* \* \* \*

Petitioner is the developer of the White Marsh Health Center, a multi-specialty medical office building located on Sandpiper Circle in White Marsh, Maryland. The Health Center is located over 500 feet from the intersection of Honeygo Boulevard and Sandpiper Circle. It is completely obscured from view from Honeygo Boulevard by another office building, the White Marsh Professional Center.

Because of the Health Center's location and the buildings' similarity in names, patrons seeking the Health Center often confuse the buildings and are delayed or frustrated in locating it. Potential traffic problems and general inefficiency results from this confusion.

Petitioner proposes to construct a freestanding, internally illuminated, off-site advertising sign to direct individuals travelling on Honeygo Boulevard to the White Marsh Health Center.

The proposed sign will permit patrons to locate the Health Center easily when approaching in either direction on Honeygo Boulevard. The sign will further permit visitors to easily distinguish the two buildings and avoid the inefficiency and potential problems which otherwise result.

Reith R. Truffer, McLean & Reid

MCLEAN & REID SUITE SOD 102 W. PENN. AVE.

102 W. Pennsylvania Avenue Towson, Maryland 21204 (301) 823-1800 Attorney for White Marsh Health Center Limited Partnership

